

IN RE: PETITIONS FOR SPECIAL HEARING  
AND VARIANCE – N/S Golden Ring Road,  
55' W of c/l intersection with Orems Road  
(7330 Golden Ring Road)  
15<sup>th</sup> Election District  
7th Councilmanic District

Joe Holman  
Petitioner

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 99-417-SPHA

\*

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of Petitions for Special Hearing and Variance filed by the owner of the subject property, Joe Holman, through his attorney, John B. Gontrum, Esquire. The Petitioner seeks approval of an amendment to the site plan and Order approved in prior Case No. 88-464-XA, and variance relief from Section 255.1 (238.2) of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear yard setback of 1 foot, more or less, in lieu of the 11 feet granted in the prior case. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the requisite public hearing held in this case were Joe Holman, owner of the property, and John B. Gontrum, Esquire, attorney for the Petitioner. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property consists of a gross area of 0.369 acres, more or less, zoned M.L.-I.M., and is located adjacent to the intersection of Golden Ring Road and Orems Road, near the Pulaski Industrial Park in eastern Baltimore County. The property is roughly rectangular in shape and is improved with a one-story stucco building which is used as a service garage, and a macadam paved parking area.

As noted above, this property was the subject of prior zoning Case No. 88-464-XA in which a special exception for the existing service garage use was granted by then Deputy Zoning Commissioner Ann M. Nastarowicz, on June 13, 1988. In addition, Deputy Commissioner Nastarowicz granted a variance to permit a side yard setback of 9 feet and a rear yard setback of 30 feet for the subject building. The Petitioner recently enlarged the existing building to provide a larger internal storage area. However, the building is now within 1

ORDER RECEIVED FOR FILING

Date

By

foot of the rear property line. Thus, the requested special hearing and variance relief are necessary to legitimize the reduced setback and to amend the original Order and site plan.

Testimony and evidence offered, as well as the information contained on the site plan, shows that this property is located in a highly commercial area. The most affected property is owned by Carl J. Denny and abuts the rear property line of the subject site. That property is also used for an automotive-related business (Jim's Racing Tire Garage).

Based upon the testimony and evidence presented, I am persuaded to grant the Petitions for Special Hearing and Variance. I am satisfied that the Petitioner has adduced evidence sufficient to meet the standards set out in Section 307 of the B.C.Z.R. Moreover, special hearing relief is warranted in that there will clearly be no adverse impact to the surrounding properties. The existing use of the property is entirely consistent with the neighborhood.

Pursuant to the advertisement, posting of the property, and public hearing on these Petitions held, and for the reasons set forth herein, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 10<sup>th</sup> day of September, 1999 that the Petition for Special Hearing to approve an amendment to the site plan and Order approved in prior Case No. 88-464-XA, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from Section 255.1 (238.2) of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear yard setback of 1 foot, more or less, in lieu of the 11 feet granted in the prior case, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.

  
LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:bjs



Baltimore County  
Zoning Commissioner

Suite 405, County Courts Bldg.  
401 Bosley Avenue  
Towson, Maryland 21204  
410-887-4386  
Fax: 410-887-3468

September 10, 1999

John B. Gontrum, Esquire  
Romadka, Gontrum & McLaughlin  
814 Eastern Boulevard  
Baltimore, Maryland 21221

RE: PETITIONS FOR SPECIAL HEARING & VARIANCE  
N/S Golden Ring Road, 55' W of the c/l intersection of Orems Road  
(7330 Golden Ring Road)  
15th Election District - 7th Councilmanic District  
Joe Holman - Petitioner  
Case No. 99-417-SPHA

Dear Mr. Gontrum:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Hearing and Variance have been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:bjs

cc: Mr. Joe Holman  
701 Stemmers Run Road, Baltimore, Md. 21221  
People's Counsel; Case File

*Code Enforcement*

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)





# Petition for Special Hearing

## to the Zoning Commissioner of Baltimore County

for the property located at 7330 Golden Ring Road

which is presently zoned ML-IM

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

a Special Hearing to amend Order and Site Plan approved in Case No.: 88-464-XA

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Special Hearing, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

### Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

### Attorney For Petitioner:

John B. Contrum

Name - Type or Print

Signature

Romadka, Contrum & McLaughlin

Company

814 Eastern Blvd (410) 686-8274

Address

Baltimore, MD 21221

City

State

Zip Code

### Legal Owner(s):

Joe Holman

Name - Type or Print

Signature

Name - Type or Print

Signature

701 Stemmers Rund Road (410) 687-3500

Address

Baltimore, MD 21221

City

State

Zip Code

### Representative to be Contacted:

Name

Address

City

State

Zip Code

### OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By

Date

4-21-99

ORDER RECEIVED FOR FILING

Case No. 99-417-SPAD

Date 9/15/98



# Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 7330 Golden Ring Road

which is presently zoned ML-IM

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

255.1 (238.2) to permit rear yard setback of 1' ± in lieu of 11' permitted by variance in case no.: 88-464-XA

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

If the variance is not granted effective use of this small structure on small lot will be eliminated. Adding onto rear of building gives room for necessary equipment without disrupting parking on site.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

## Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

## Attorney For Petitioner:

John B. Gontrum

Name - Type or Print

Signature

Romacka, Gontrum & McLaughlin

Company

814 Eastern Blvd (410) 686-8274

Address

Telephone No.

Baltimore, MD 21221

City

State

Zip Code

## Legal Owner(s):

Joe Holman

Name - Type or Print

Signature

Name - Type or Print

Signature

701 Stemmers Run Road (410) 687-3500

Address

Telephone No.

Baltimore, MD 21221

City

State

Zip Code

## Representative to be Contacted:

SEE ATTACHMENT

Name

Address

Telephone No.

City

State

Zip Code

## OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By

Date

4-21-99

417

Case No. 99-417-SP4A

REC 9/15/98

# J. S. DALLAS, INC.

SURVEYING & ENGINEERING

13523 LONG GREEN PIKE  
P.O. BOX 26  
BALDWIN, MD 21013  
(410) 817-4600  
FAX (410) 817-4602

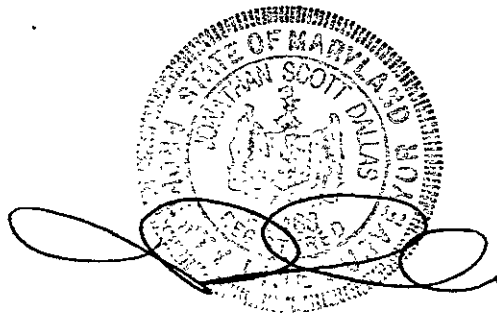
## DESCRIPTION TO ACCOMPANY ZONING PETITION

### 7330 GOLDEN RING ROAD

BEGINNING for the same at a point in the centerline of Golden Ring Road, (future 60 feet wide) said point being located northwesterly, 55 feet  $\pm$  along the centerline of Golden Ring Road from the intersection formed by the centerline of Golden Ring Road and the centerline of Orems Road, (future 60 feet wide) thence leaving Golden Ring Road and running North 21 degrees 58 minutes 00 seconds East 132.94 feet, South 70 degrees 19 minutes 00 seconds East 107.67 feet, and South 19 degrees 41 minutes 00 seconds West 139.94 feet, to the center of Orems Road, running thence on the center of Orems Road and Golden Ring Road North 85 degrees 11 minutes West 25.36 feet, thence by a curve to the right, with a radius of 111.70 feet for a distance of 92.09 feet to the place of beginning.

CONTAINING 0.369 Acres of land, more or less.

ALSO known as # 7330 Golden Ring Road and located in the 15th Election District, 7th Councilmanic District.



417  
99-417-SAHA

**BALTIMORE COUNTY, MARYLA  
OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT**

79-417-SP49

No. 065443

DATE 4-21-99 ACCOUNT R-001-6180

AMOUNT \$ 500.00

RECEIVED FROM: Romana Gomez, Helena  
PERCUTERINE 750.00  
UNLICENSED 250.00  
TOTAL 500.00

FOR:

DISTRIBUTION  
 WHITE - CASHIER  
 PINK - AGENCY  
 YELLOW - CUSTOMER

507 417

PAID RECEIPT  
 PROCESS ACTUAL DATE  
 4/21/99 4/21/99 10:56:00  
 REG 0302 CASHIER LSHD LRS DRAMER  
 MONTGOMERY CASH RECEIPT  
 REF ID: 089519  
 CR ID: 065463  
 Recd Tot 500.00  
 500.00 CR  
 Baltimore County, Maryland

99-417-SP4A

CASHIER'S VALIDATION

# NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case #89-417-SPHA  
7330 Golden Ring Road  
NEC Golden Ring and Oramis Roads  
15th Election District  
7th Councilmanic District  
Legal Owner(s): Joe Holman

Special Hearing: to amend the order and site plan approved in case number 88-484-XA. Variance: to permit a rear yard setback of 1 foot (4-4) in lieu of 11 feet permitted by variance in case number 88-484-XA.  
Hearing: Tuesday, June 8, 1999 at 11:00 a.m. in Room 108, County Office Bldg., 111 West Chesapeake Avenue.

LAWRENCE E. SCHMIDT  
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible for special accommodations. Please contact the Zoning Commissioner's Office at (410) 887-4888.

(2) For information concerning the file and/or hearing, contact the Zoning Review Office at (410) 887-3391.

5/357 May/20 C313453

# CERTIFICATE OF PUBLICATION

TOWSON, MD., 5/20/1999

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 5/20/1999.

THE JEFFERSONIAN,

S. Wilkins

LEGAL ADVERTISING



CERTIFICATE OF POSTING

RE: CASE # 99-417-SPHA  
PETITIONER/DEVELOPER:  
(Joe Holman)  
DATE OF Hearing  
(June 8, 1999)

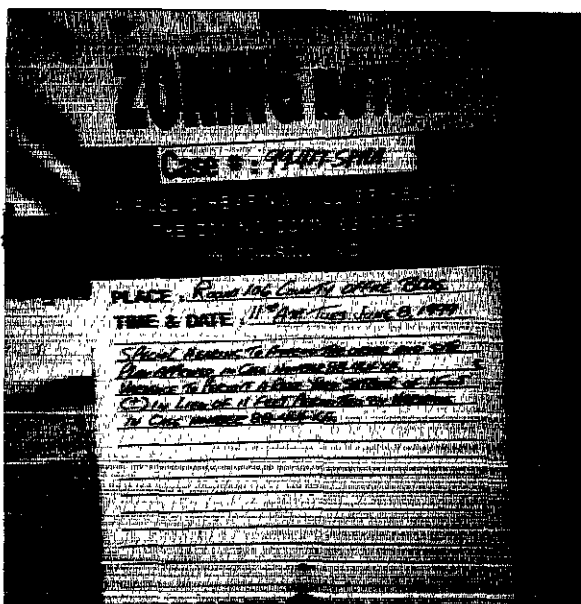
Baltimore County Department of  
Permits and Development Management  
County Office Building, Room 111  
111 West Chesapeake Ave.  
Towson, Maryland 21204

ATTENTION : MS. GWENDOLYN STEPHENS

LADIES AND GENTLEMEN:

This letter is to certify under the penalties of perjury that the necessary  
sign(s) required by law were posted conspicuously on the property located at  
7330 Golden Ring Road Baltimore, Maryland 21221\_\_\_\_\_

The sign(s) were posted on \_\_\_\_\_ 5-21-99 \_\_\_\_\_  
[Month, Day, Year]



Sincerely,

*Thomas P. Ogle, Sr.*  
[Signature of Sign Poster & Date]

\_\_\_\_ Thomas P. Ogle, Sr. \_\_\_\_\_

\_\_\_\_ 325 Nicholson Road \_\_\_\_\_

\_\_\_\_ Baltimore, Maryland 21221 \_\_\_\_\_

\_\_\_\_ [410]-687-8405 \_\_\_\_\_  
[Telephone Number]

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT  
ZONING REVIEW**

**ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS**

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

**OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.**

---

---

**For Newspaper Advertising:**

Item Number or Case Number: 99-417-SP4A-

Petitioner: Joe Holman

Address or Location: 701 Stemmers Run Rd.

**PLEASE FORWARD ADVERTISING BILL TO:**

Name: Romadko, Gontano, McLoughlin

Address: 814 Eastern Blvd.  
BALTIMORE, MD. 21221

Telephone Number: 410-686-8274

Revised 2/20/98 - SCJ

417

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than \_\_\_\_\_.

Format for Sign Printing, Black Letters on White Background:

## ZONING NOTICE

Case No.: 99-417-SP4A.

A PUBLIC HEARING WILL BE HELD BY  
THE ZONING COMMISSIONER  
IN TOWSON, MD

PLACE: \_\_\_\_\_

DATE AND TIME: \_\_\_\_\_

REQUEST: A SPECIAL HEARING TO AMEND THE  
ORDER & SITE PLAN APPROVED IN CASE #  
88-464-XA.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.  
TO CONFIRM HEARING CALL 887-3391.

**DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW**

**HANDICAPPED ACCESSIBLE**

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than \_\_\_\_\_.

Format for Sign Printing, Black Letters on White Background:

## ZONING NOTICE

Case No.: 99-417-SPHA.

A PUBLIC HEARING WILL BE HELD BY  
THE ZONING COMMISSIONER  
IN TOWSON, MD

PLACE: \_\_\_\_\_

DATE AND TIME: \_\_\_\_\_

REQUEST: TO PERMIT A REAR YARD SETBACK OF 1 FT.  
IN LIEU OF 11 FT. PERMITTED BY ORDINANCE IN CASE #  
88-464-XA-

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.  
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

TO: PATUXENT PUBLISHING COMPANY  
May 20, 1999 Issue – Jeffersonian

Please forward billing to:

Romadka, Gontrum & McLaughlin  
814 Eastern Boulevard  
Baltimore, MD 21221

410-686-8274

---

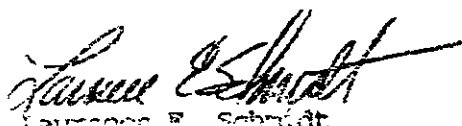
## NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-417-SPHA  
7330 Golden Ring Road  
NEC Golden Ring and Orems Roads  
15<sup>th</sup> Election District – 7<sup>th</sup> Councilmanic District  
Legal Owner: Joe Holman

Special Hearing to amend the order and site plan approved in case number 88-464-XA.  
Variance to permit a rear yard setback of 1 foot (+/-) in lieu of 11 feet permitted by variance in case number 88-464-XA.

HEARING: Tuesday, June 8, 1999 at 11:00 a.m. in Room 106, County Office Building,  
111 West Chesapeake Avenue



LAWRENCE E. SCHMIDT  
51

LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
pdmlandacq@co.ba.md.us

May 12, 1999

## NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-417-SPHA  
7330 Golden Ring Road  
NEC Golden Ring and Orems Roads  
15<sup>th</sup> Election District – 7<sup>th</sup> Councilmanic District  
Legal Owner: Joe Holman

Special Hearing to amend the order and site plan approved in case number 88-464-XA.  
Variance to permit a rear yard setback of 1 foot (+/-) in lieu of 11 feet permitted by variance in case number 88-464-XA.

HEARING: Tuesday, June 8, 1999 at 11:00 a.m. in Room 106, County Office Building,  
111 West Chesapeake Avenue

Arnold Jablon  
Director

c: John B. Gontrum, Esquire  
Joe Holman

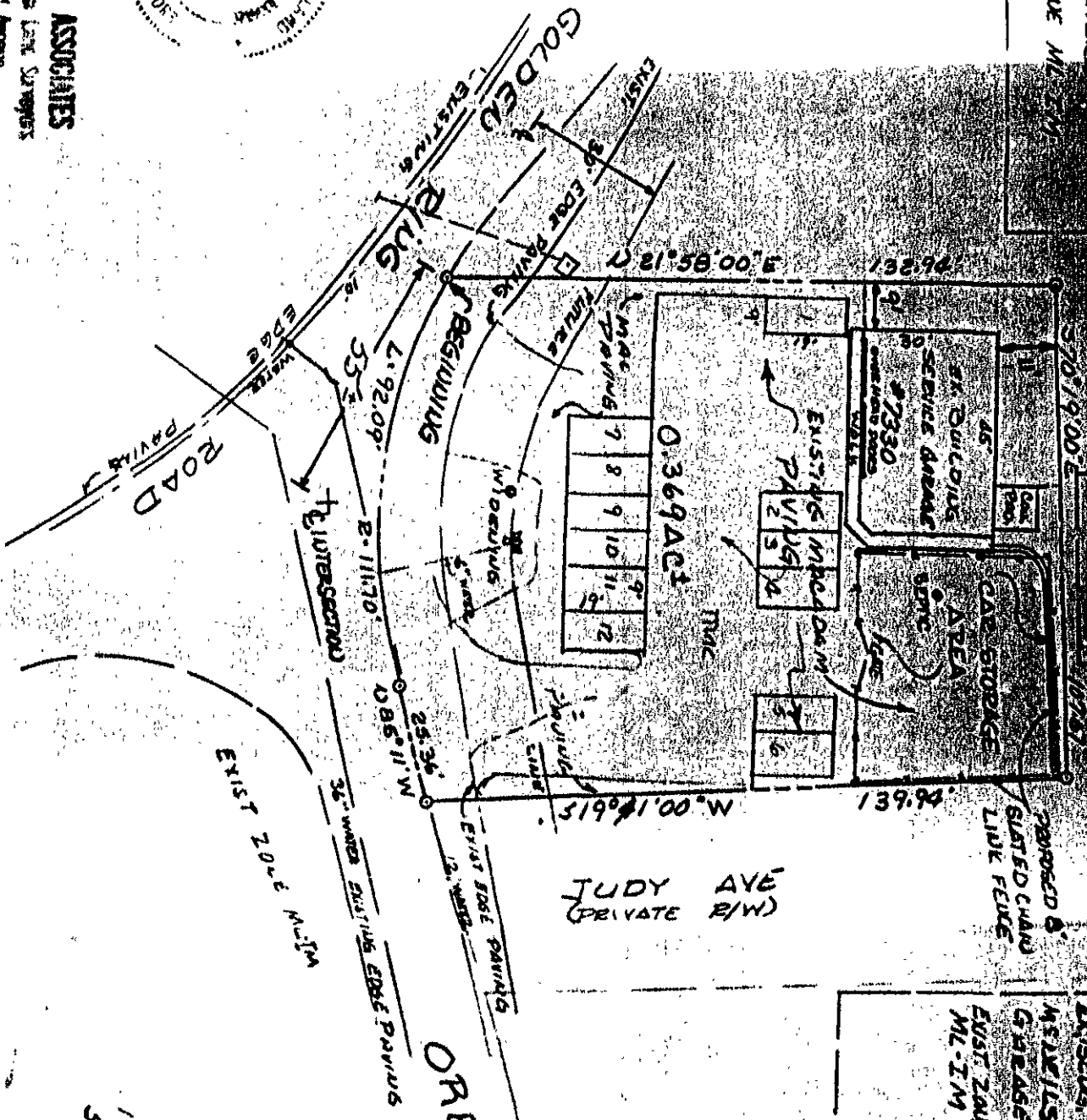
- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MAY 24, 1999.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)





E. F. RAPHAEL & ASSOCIATES  
Registered Professional Land Surveyors  
205 Lexington Avenue  
New York, New York 10017



JUDY AVE  
(PRIVATE R/W)

OREM'S ROAD

### GENERAL NOTES

AREA OF PROPERTY 0.369 AC  
EXISTING ZONE ML-1M  
EXISTING USE SERVICE GARAGE  
PROPOSED USE SERVICE GARAGE  
AREA OF EXISTING SERVICE GARAGE 1,350 sq ft

PUBLIC WATER SEWER SERVICE SITE  
PRIVATE SEWER DISPOSAL SYSTEM

PARKING DATA  
AREA SERVICE GARAGE - 1,350 sq ft  
1,400 sq ft / 300 sq ft 4.5  
4 EMPLOYEES - 47 1/3 employees 1.4  
TOTAL SPACES REQUIRED 5.9  
TOTAL SPACES SHOWN 12 SPACES

SITE PLAN  
SERVICE GARAGE  
7330 GOLDEN RING ROAD  
BALDWIN, CO. MD.  
JAN. 29, 1988  
SCALE 1" = 30'

PETITIONER'S  
EXHIBIT  
99-417-SPA

# 2209

417



*file  
6/18*

**BALTIMORE COUNTY, MARYLAND**

**INTER-OFFICE CORRESPONDENCE**

**TO:** Arnold Jablon, Director  
Department of Permits  
and Development Management

**Date:** May 12, 1999

**FROM:** Arnold F. 'Pat' Keller, III, Director  
Office of Planning

**SUBJECT:** Zoning Advisory Petitions

The Office of Planning has no comment on the following petition (s):  
Item No (s): 404, 413, and 417

If there should be any questions or this office can provide additional information, please  
contact Jeffrey Long in the Office of Planning at 410-887-3480.

Section Chief:

*Jeffrey W Long*

AFK/JL



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Department of Permits & Development  
Management

Date: May 13, 1999

FROM: *pub* Robert W. Bowling, Supervisor  
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting  
for May 10, 1999  
Item Nos. 413, 415, 417 419, and 420

The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comments.

RWB:HJO:jrb

cc: File



**Baltimore County  
Fire Department**

700 East Joppa Road  
Towson, Maryland 21286-5500  
410-887-4500

May 7, 1999

Arnold Jablon, Director  
Zoning Administration and Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: BALTIMORE AMERICAN ICE COMPANY, INC. - 416  
JOE HOLMAN - 417

Location: DISTRIBUTION MEETING OF May 3, 1999

Item No.: 416 & 417 Zoning Agenda:

Description:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life-Safety Code", 1994 edition prior to occupancy.

REVIEWER: LT. HERB TAYLOR  
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)



BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Permits and Development Management

DATE: \_\_\_\_\_

FROM: R. Bruce Seeley, Project Manager  
Development Coordination  
DEPRM

SUBJECT: Zoning Advisory Committee

Distribution Meeting Date: 5/3/99

The Department of Environmental Protection and Resource Management has  
no comments for the following Zoning Advisory Committee Items:

Item #'s:

415

416

417

419

422

499-403-SPH



**Maryland Department of Transportation**  
**State Highway Administration**

Parris N. Glendening  
Governor

John D. Porcari  
Secretary

Parker F. Williams  
Administrator

Date: 4.30.99

Ms. Gwen Stephens  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County  
Item No. 417

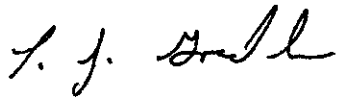
JRA

Dear Ms Stephens:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

  
for Michael M. Lenhart, Acting Chief  
Engineering Access Permits Division

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

RE: PETITION FOR SPECIAL HEARING  
PETITION FOR VARIANCE  
7330 Golden Ring Road, NEC of Golden Ring Rd &  
Orems Rd, 15th Election District, 7th Councilmanic

Legal Owners: Joe Holman

Petitioner(s)

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* FOR  
\* BALTIMORE COUNTY  
\* Case Number: 99-417-SPHA

\* \* \* \* \*

**ENTRY OF APPEARANCE**

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates of other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman  
PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

Carole S. Demilio  
CAROLE S. DEMILIO  
Deputy People's Counsel  
Old Courthouse, Room 47  
400 Washington Avenue  
Towson, MD 21204  
(410) 887-2188

**CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that on this 5<sup>th</sup> day of May, 1999, a copy of the foregoing Entry of Appearance was mailed to John B. Gontrum, Esq., Romadka, Gontrum & McLaughlin, 814 Eastern Blvd., Baltimore, MD 21221, attorney for Petitioner(s).

Peter Max Zimmerman  
PETER MAX ZIMMERMAN

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

DATE: 05/04/99

TO: Larry Schmidt  
Zoning Commissioner

FROM: John M. Altmeyer / Code Enforcement Supervisor

SUBJECT: ITEM NO.: 417

PETITIONER: Joe Holman

VIOLATION CASE NO.: 99-6307

LOCATION OF VIOLATION: 7330 Golden Ring Rd.  
15<sup>th</sup> Election District

DEFENDANTS: Joe Holman

Please be advised that the aforementioned petition is the subject of an active Violation case. When the petition is scheduled for a public hearing, please notify the Following person(s):

NAME

ADDRESS

After the public hearing is held, please send a copy of the Zoning Commissioner's Order to the Code Enforcement Supervisor, so that the appropriate action may be taken relative to the violation case.

JMA/RL/klh

99-417-SPHA

**BALTIMORE COUNTY UNIFORM CODE VIOLATION NOTICE**

VIOLATION(S) OF TITLE 3, 7, 18, 24, OR 26 OF THE BALTIMORE COUNTY CODE, ZONING, OR OTHER CODES, REGULATIONS, AND POLICIES AS INDICATED BELOW:

Violation Notice No.

112474

Case No.

98-6307

Election District

15

Permit No.

Name (s)

Joe Holman

Address

7327 Golda Ring Rd

Location of Violation (if different than address)

Vehicle License No.

Vehicle ID

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:

County Code:

§§

§§

Building Code (BOCA):

§§

§§

Investment Property Act ( 7-66):

§§

Plumbing Code (NSPC):

§§

Zoning Regulations:

§§

§§

Livability Code ( 18-66):

§§

§§

Electrical Code (NEC):

§§

Dwelling (CABO):

§§

Other: §§

COMMENTS OR OTHER VIOLATIONS:

Secure permit for addition on to rear of garage, alteration to roof. Permit must include but not be limited to items on this notice. Electrical and plumbing may be needed.

YOU ARE HEREBY ORDERED TO CORRECT THESE VIOLATION(S) ON OR BEFORE FAILURE TO COMPLY WILL RESULT IN THE PENALTIES DESCRIBED ON THE REVERSE SIDE OF THIS VIOLATION NOTICE.

DATE ISSUED:

INSPECTOR:

**STOP WORK NOTICE**

PURSUANT TO INSPECTION AND IDENTIFICATION OF THE FOREGOING VIOLATIONS, YOU SHALL CEASE ALL WORK UNTIL THE VIOLATIONS ARE CORRECTED AND/OR PROPER PERMITS OBTAINED. WORK CAN RESUME WITH THE APPROVAL OF THE DIVISION OF CODE INSPECTIONS AND ENFORCEMENT.

THESE CONDITIONS MUST BE CORRECTED NOT LATER THAN:

DATE ISSUED:

12-22-98

INSPECTOR:

1/11/98  
Rachael Lorrain

IMPORTANT INFORMATION ON FINES AND PENALTIES PRINTED ON REVERSE SIDE PLEASE READ CAREFULLY.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

DATE: April 28, 1999

TO: Larry E. Schmidt  
Zoning Commissioner

FROM: James H. Thompson - RL  
Code Enforcement Supervisor

SUBJECT: ITEM NO.: 417  
PETITIONER: Joe Holman

VIOLATION CASE NO.: 98-6307

LOCATION OF VIOLATION: NEC of Golden Ring and Orems Road  
(7330 Golden Ring Road)  
15<sup>th</sup> Election District

DEFENDANT(S): Joe Holman

Please be advised that the aforementioned petition is the subject of an active violation case. When the petition is scheduled for a public hearing, please notify the following person(s):

NAME

ADDRESS

After the public hearing is held, please send a copy of the Zoning Commissioner's Order to the Code Enforcement Supervisor, so that the appropriate action may be taken relative to the violation case.

JHT/rl/lmh

99-417-SPHA



IN RE: PETITIONS FOR SPECIAL EXCEPTION \* BEFORE THE  
 AND VARIANCE - N/S Golden Ring \*  
 Road, 55' W of the c/l of \* DEPUTY ZONING COMMISSIONER  
 Grems Road \*  
 (7330 Golden Ring Road) \* OF BALTIMORE COUNTY  
 15th Election District \*  
 6th Councilmanic District \* Case No. 88-464-XA  
 Joe K. Holman \*  
 Petitioner \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a special exception to permit a service garage in a M.L.-I.M. zone, pursuant to Section 253.2B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), and variances to permit a side yard setback of 9 feet and a rear yard setback of 11 feet, both in lieu of the required 30 feet for each, all as more particularly described in Petitioner's Exhibit 1.

The Petitioner appeared, testified and was represented by Lewis L. Fleury, Esquire. Also appearing on behalf of the Petition were: E. F. Raphael, Registered Professional Land Surveyor, and Herbert Tart, Jr. There were no Protestants.

Testimony indicated that the subject property, known as 7330 Golden Ring Road, is zoned M.L.-I.M., and is currently improved with an existing service garage building. Testimony indicated that the subject building was constructed back in the 1940s and had been used for many years as a gasoline service station. The Petitioner testified that he proposes using the subject property as a service garage wherein Mr. Tart will repair his business vehicles and others in the surrounding area.

Testimony indicated that the proposed use of the premises will not in any way adversely affect the health, safety and general welfare of the locality, nor tend to create congestion in streets, roads, or alleys

ORDER RECEIVED FOR FILING

Date

6/13/88  
 By: Betty G. Holman

PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

DO NOT

314  
 417

7-1717-00

therein, or conflict with any other criteria set forth in Section 502.1 of the B.C.Z.R.

With respect to the variance request, the Petitioner testified that the existing building had been built some time in the 1940s and to require strict compliance with the B.C.Z.R. would not permit the use of the building in its present state.

The Petitioner seeks relief from Section 253.2B(3), pursuant to Section 502.1 and relief from Sections 255.1 and 238.2, pursuant to Section 307 of the B.C.Z.R.

It is clear that the B.C.Z.R. permits the use proposed in a M.L.-I.M. zone by special exception provided the service garage serves primarily the industrial use and related activities in the surrounding industrial area. It is equally clear that the proposed use would not be detrimental to the primary uses in the vicinity. Therefore, it must be determined if the conditions as delineated in Section 502.1 are satisfied.

The Petitioner had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1 of the B.C.Z.R. The Petitioner has shown that the proposed use would be conducted without real detriment to the neighborhood and would not adversely affect the public interest. The facts and circumstances do not show that the proposed use at the particular location described by Petitioner's Exhibit 1 would have any adverse impact above and beyond that inherently associated with such a special exception use, irrespective of its location within the zone. Schultz v. Pritts, 432 A.2d 1319 (1981).

The proposed use will not be detrimental to the health, safety, or general welfare of the locality, nor tend to create congestion in

ORDER RECEIVED FOR FILING

DATE

BY

6/13/88  
R. J. Schuler

ORDER RECEIVED FOR FILING

314  
467

roads, streets, or alleys therein, nor be inconsistent with the purposes of the property's zoning classification, nor in any other way be inconsistent with the spirit and intent of the B.C.Z.R.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973).

It is clear from the testimony that if the variance was granted, such use would not be contrary to the spirit of the B.C.Z.R. and would not result in substantial detriment to the public good.

After reviewing all of the testimony and evidence presented, it appears that the special exception and variance should be granted with certain restrictions as more fully described below.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested in the special exception and variance should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 13th day of June, 1988 that a special exception for a service garage in a M.L.-I.M. zone and a variance to permit a side yard setback of 9 feet and a rear yard setback of 11 feet in lieu of the required 30 feet for each, in accordance with Petitioner's Exhibit 1, be approved, and as such, the Petitions for Special Exception and Zoning Variance are hereby GRANTED, subject, however, to the following restrictions:

- 1) The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return,

-3-

E. F. RAPHEL & ASSOCIATES  
Registered Professional Land Surveyors  
205 COURTLAND AVENUE  
TOWSON, MARYLAND 21204

#314

ORDER RECEIVED FOR FILING

ORDER RECEIVED FOR FILING

and be responsible for returning, said property to its original condition.

2) The service garage use of the subject property shall be permitted so long as such use primarily serves the industrial uses and related activities in the surrounding area.

3) Records shall be kept at all times by the Operator of the service garage to evidence that the garage is primarily serving the industrial uses and related activities in the surrounding industrial area and shall be submitted upon request to the Office of Zoning. If said use at any time does not primarily serve the industrial uses and related activities in the surrounding industrial area, the special exception granted herein shall be terminated.

AMN:bjs

Ann M. Nastarowicz  
ANN M. NASTAROWICZ  
Deputy Zoning Commissioner  
for Baltimore County

ORDER RECEIVED FOR FILING

6/13/88

BY Baltimore County

# PETITION FOR ZONING VARIANCE

314

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 255.1: 238.2 for side yard setback of 09 feet and rear yard setback of 11 feet rather than 30 feet for each as set forth in said Sections.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

The existing building on the described lot was constructed with setbacks as requested prior to the enactment of the setback regulations.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:

NONE  
(Type or Print Name)

Signature

Address

City and State

Attorney for Petitioner:

Lewis L. Fleury  
(Type or Print Name)

Signature

55 W. Chesapeake Ave. Sut. 201  
Address

Baltimore, Maryland 21204  
City and State

Attorney's Telephone No.: 825-9200

Legal Owner(s):

Joe K. Holman  
(Type or Print Name)

Signature

(Type or Print Name)

Signature

7304 Golden Ring Rd. 682-2260  
Address Phone No.

Baltimore, Maryland 21221  
City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

Name

Address

Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 9th day

1988, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore County, on the 26th day of May 1988 at 9 o'clock

J. Robert Hines  
Zoning Commissioner of Baltimore County.

MAP	_____
E. D.	_____
DATE	_____
200	_____
1000	_____
DP	_____

Mc E 0015

UNIVERSITY MICROFILMS

# PETITION FOR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

88-464-XA

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the

herein described property for a service garage in a M<sup>1</sup> Zone pursuant to Section 253.2 B.3.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

Joe K. Holman

(Type or Print Name)

*Joe K. Holman*

Signature

(Type or Print Name)

Signature

7304 Golden Ring Road 682-2260

Address

Phone No.

Baltimore, Maryland 21221

City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

N.A.

Name

Address

Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 9th day

of March, 1988, that the subject matter of this petition be advertised, as

required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore

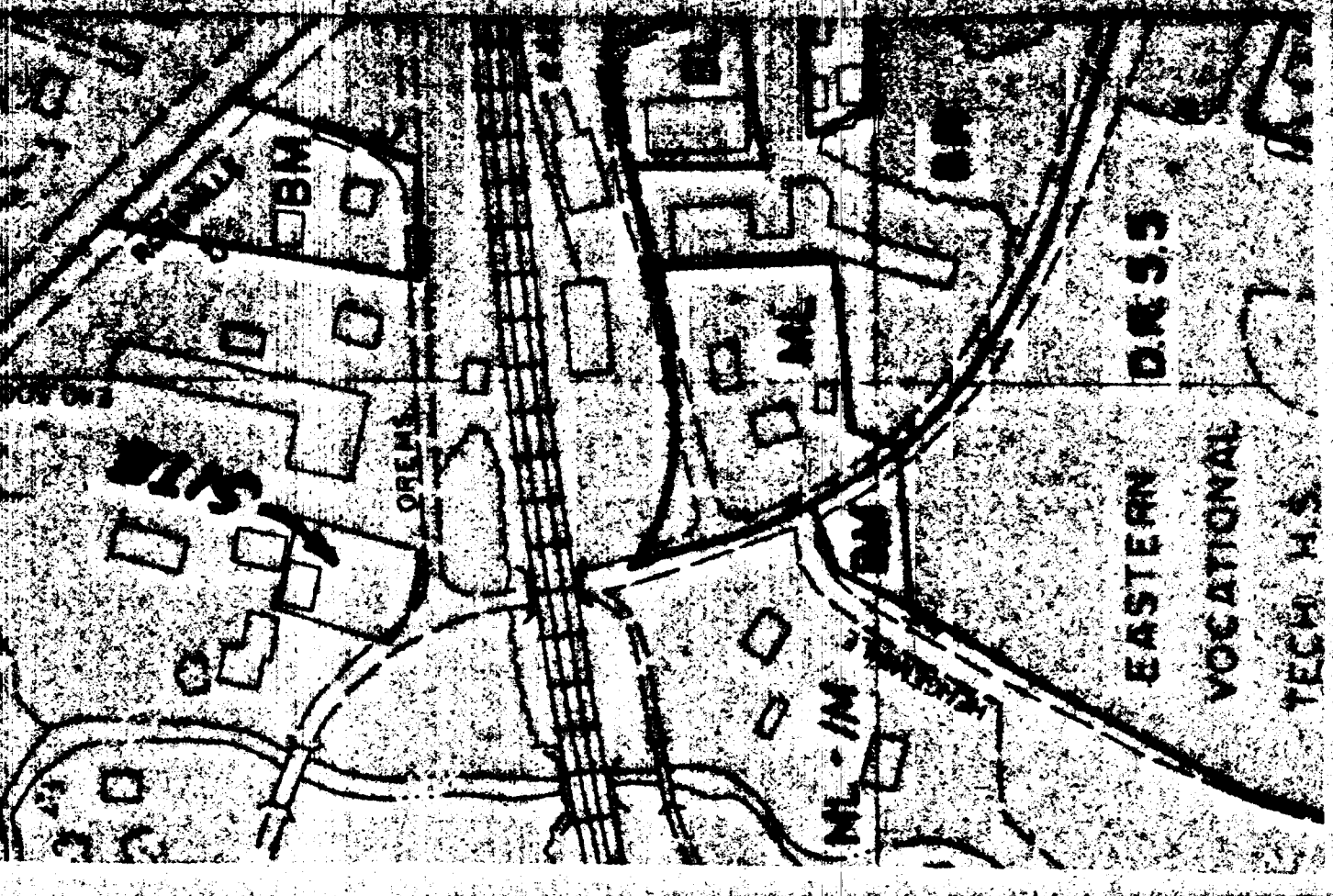
County, on the 20th day of May, 1988, at 9 o'clock

A.M.

*J. Robert Hine*

Zoning Commissioner of Baltimore County.





10  
 11  
 12  
 13  
 14  
 15  
 16  
 17  
 18  
 19  
 20  
 21  
 22  
 23  
 24  
 25  
 26  
 27  
 28  
 29  
 30  
 31  
 32  
 33  
 34  
 35  
 36  
 37  
 38  
 39  
 40  
 41  
 42  
 43  
 44  
 45  
 46  
 47  
 48  
 49  
 50  
 51  
 52  
 53  
 54  
 55  
 56  
 57  
 58  
 59  
 60  
 61  
 62  
 63  
 64  
 65  
 66  
 67  
 68  
 69  
 70  
 71  
 72  
 73  
 74  
 75  
 76  
 77  
 78  
 79  
 80  
 81  
 82  
 83  
 84  
 85  
 86  
 87  
 88  
 89  
 90  
 91  
 92  
 93  
 94  
 95  
 96  
 97  
 98  
 99  
 100  
 101  
 102  
 103  
 104  
 105  
 106  
 107  
 108  
 109  
 110  
 111  
 112  
 113  
 114  
 115  
 116  
 117  
 118  
 119  
 120  
 121  
 122  
 123  
 124  
 125  
 126  
 127  
 128  
 129  
 130  
 131  
 132  
 133  
 134  
 135  
 136  
 137  
 138  
 139  
 140  
 141  
 142  
 143  
 144  
 145  
 146  
 147  
 148  
 149  
 150  
 151  
 152  
 153  
 154  
 155  
 156  
 157  
 158  
 159  
 160  
 161  
 162  
 163  
 164  
 165  
 166  
 167  
 168  
 169  
 170  
 171  
 172  
 173  
 174  
 175  
 176  
 177  
 178  
 179  
 180  
 181  
 182  
 183  
 184  
 185  
 186  
 187  
 188  
 189  
 190  
 191  
 192  
 193  
 194  
 195  
 196  
 197  
 198  
 199  
 200  
 201  
 202  
 203  
 204  
 205  
 206  
 207  
 208  
 209  
 210  
 211  
 212  
 213  
 214  
 215  
 216  
 217  
 218  
 219  
 220  
 221  
 222  
 223  
 224  
 225  
 226  
 227  
 228  
 229  
 230  
 231  
 232  
 233  
 234  
 235  
 236  
 237  
 238  
 239  
 240  
 241  
 242  
 243  
 244  
 245  
 246  
 247  
 248  
 249  
 250  
 251  
 252  
 253  
 254  
 255  
 256  
 257  
 258  
 259  
 260  
 261  
 262  
 263  
 264  
 265  
 266  
 267  
 268  
 269  
 270  
 271  
 272  
 273  
 274  
 275  
 276  
 277  
 278  
 279  
 280  
 281  
 282  
 283  
 284  
 285  
 286  
 287  
 288  
 289  
 290  
 291  
 292  
 293  
 294  
 295  
 296  
 297  
 298  
 299  
 300  
 301  
 302  
 303  
 304  
 305  
 306  
 307  
 308  
 309  
 310  
 311  
 312  
 313  
 314  
 315  
 316  
 317  
 318  
 319  
 320  
 321  
 322  
 323  
 324  
 325  
 326  
 327  
 328  
 329  
 330  
 331  
 332  
 333  
 334  
 335  
 336  
 337  
 338  
 339  
 340  
 341  
 342  
 343  
 344  
 345  
 346  
 347  
 348  
 349  
 350  
 351  
 352  
 353  
 354  
 355  
 356  
 357  
 358  
 359  
 360  
 361  
 362  
 363  
 364  
 365  
 366  
 367  
 368  
 369  
 370  
 371  
 372  
 373  
 374  
 375  
 376  
 377  
 378  
 379  
 380  
 381  
 382  
 383  
 384  
 385  
 386  
 387  
 388  
 389  
 390  
 391  
 392  
 393  
 394  
 395  
 396  
 397  
 398  
 399  
 400  
 401  
 402  
 403  
 404  
 405  
 406  
 407  
 408  
 409  
 410  
 411  
 412  
 413  
 414  
 415  
 416  
 417  
 418  
 419  
 420  
 421  
 422  
 423  
 424  
 425  
 426  
 427  
 428  
 429  
 430  
 431  
 432  
 433  
 434  
 435  
 436  
 437  
 438  
 439  
 440  
 441  
 442  
 443  
 444  
 445  
 446  
 447  
 448  
 449  
 450  
 451  
 452  
 453  
 454  
 455  
 456  
 457  
 458  
 459  
 460  
 461  
 462  
 463  
 464  
 465  
 466  
 467  
 468  
 469  
 470  
 471  
 472  
 473  
 474  
 475  
 476  
 477  
 478  
 479  
 480  
 481  
 482  
 483  
 484  
 485  
 486  
 487  
 488  
 489  
 490  
 491  
 492  
 493  
 494  
 495  
 496  
 497  
 498  
 499  
 500  
 501  
 502  
 503  
 504  
 505  
 506  
 507  
 508  
 509  
 510  
 511  
 512  
 513  
 514  
 515  
 516  
 517  
 518  
 519  
 520  
 521  
 522  
 523  
 524  
 525  
 526  
 527  
 528  
 529  
 530  
 531  
 532

8778 PLANTING THE ACCORDIAN WITH THE  
 ACCORDIAN AND THE ACCORDIAN  
 # 7330 GOLDEN RING ROAD  
 1200 1200 1200 1200 1200 1200  
 99.4175 PHA 47

